



## 40 Front Street, Hobson, Newcastle Upon Tyne, NE16 6EE

**Two bedroom semi detached house enjoying this sought after position and benefitting from having had substantial extension works to have created an exceptionally large garage and rear kitchen with dining area**

The property offers two receptions being a front lounge and rear dining room

The first floor finds a large master bedroom, a smaller second and a shower room which is located in the first floor extension

The property has become dated but offers some pleasant and nostalgic features of earlier days that might be retained and integrated with any improvement works

The garage submits significant appeal and measures over 23 feet in length. Power sockets, natural and artificial lighting. Service door to kitchen.

EPC available: Grade D. Tenure: Understood to be freehold

**£98,500**

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## Entrance:

Aluminium and double glazed front door. Stairs off having double radiator at base. Door to lounge.

## Lounge:

12' 9" (3.89m) x 11' 5" (3.48m) to chimney breast (12' 8" (3.86m) into alcoves.)

Welsh style dresser built into one alcove. Double radiator under window. Glazed door to dining room.

## Dining room:

10' 9" (3.28m) x 10' 8" (3.25m) min to chimney breast extending to 13' 11" (4.24m) into understair recess.

Double radiator under window. Alcove storage cupboards of which one contains the gas combi central heating boiler. Feature leaded and stained glass window. Delf racking. Glazed door to kitchen.

## Kitchen: with breakfasting area

16' 0" (4.88m) to cupboard face x 9' 6" (2.9m)

Floor cupboards in cream having mahogany effect handles and beige work surfaces. Inset single drainer stainless steel sink unit with central half bowl and mixer tap. Underbench provision and plumbing for an automatic washing machine. Gas hob with extractor hood over. Split level gas oven with warming drawer. Venetian blinds at window. Built in floor to ceiling larder cupboards. Double radiator. Service door to garage.

## Landing:

Doors to bedrooms and to shower room. Access to roof space.

## Bedroom one:

14' 9" (4.5m) x 12' 8" (3.86m)

To front. Alcove storage cupboards. Double radiator under window.

## Bedroom two:

10' 10" (3.3m) x 6' 4" (1.93m) to wardrobe face

Floor to ceiling fitted wardrobes. Radiator under window.

## Shower room:

9' 7" (2.92m) x 6' 4" (1.93m) ignoring cupboard and cubicle displacement.

Double sliding glazed doors to large walk in shower cubicle. Gas combi shower system. Pedestal hand basin with fixed mirror over. Close coupled w/c. uPVC double glazed opening window. Linen cupboard. Double radiator.

## Garage:

23' 10" (7.26m) x 12' 8" (3.86m)

Metal up and over door. Natural and artificial lighting. Power points. Cupboards and shelves. Service door to side.

## Front:

Terraced to pavement. Open access to rear past gable end.

## Rear:

Large rear yard. Water supply. Electric lighting.